

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601  
GREENVILLE CO. S.C.

JUN 5 2 40 PM '79

DONNIE S. TANKERSLEY  
R.H.C.

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### MORTGAGE

THIS MORTGAGE is made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, between the Mortgagor, Robert C. Hamer and Nanci A. Hamer, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

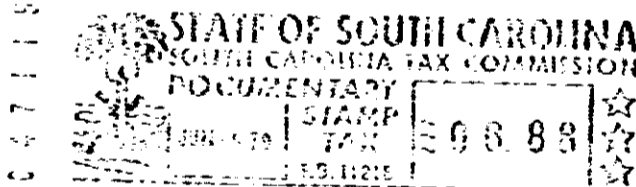
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land with all improvements thereon situate, lying and being on the West side of Townes Street in Ward One, in the City of Greenville, County and State aforesaid, and being known as Lot No. 6, on plat of subdivision of W. C. Cleveland property, said plat being recorded in Cleveland & Williams plat book in office of RMC of Greenville, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 5, thence N. 76 W. 214.9 feet to an iron pin on alley; thence with alley N. 14 E. 60.5 feet to an iron pin; thence S. 76 E. 222.4 feet to an iron pin on Townes Street; thence with Townes Street S. 21 W. 61 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Katherine C. Dunlap dated May 29, 1979, and to be recorded herewith.



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which has the address of 415 Townes Street, Greenville, S. C. 29609 (herein "Property Address");  
(Street) (City) (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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